



2 Hastings Court | Winchelsea Gardens | Worthing | BN11 5DD

Guide Price £260,000





Jacobs Steel are delighted to offer this well presented, ground floor flat to the market, set in the popular Winchelsea Gardens development overlooking Marine Gardens. There are two double bedrooms, a refitted shower room with separate WC and a west facing balcony.



## Key Features

- A Ground Floor Purpose Built Flat
- Two Double Bedrooms
- Refitted Kitchen & Shower Room
- GFCH & Double Glazed
- 16ft West Facing Lounge/Diner & Balcony
- Enclosed Additional Balcony
- Newly Decorated & Carpeted
- Residents Parking
- Long Lease & Share Of Freehold



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

There are two generously proportioned double bedrooms as well as a 16ft west facing lounge/diner, which leads to a west facing balcony. The shower room has been recently refitted and is separate from the WC and the new kitchen leads to an enclosed balcony, which offers great space for a utility and offers access to the rear of the development.

### EXTERNAL

There is unallocated off road parking for residents, and limited communal gardens. Opposite is Marine Gardens leading to Worthing seafront.

### LOCATION

L In a highly popular residential area of West Worthing with Worthing seafront within a short walk through Marine Gardens approximately 160 yards away. Local amenities can be found at Wallace Parade just over half a mile away.

**TENURE** Lease: Balance of 999 year lease & share of freehold  
Maintenance: £3960 p.a

**LOUNGE/DINER** 16' 3" x 14' 4" (4.95m x 4.37m)

**BALCONY**

**BEDROOM** 14' 5" x 10' 5" (4.39m x 3.18m)

**BEDROOM** 13' x 12' (3.96m x 3.66m)

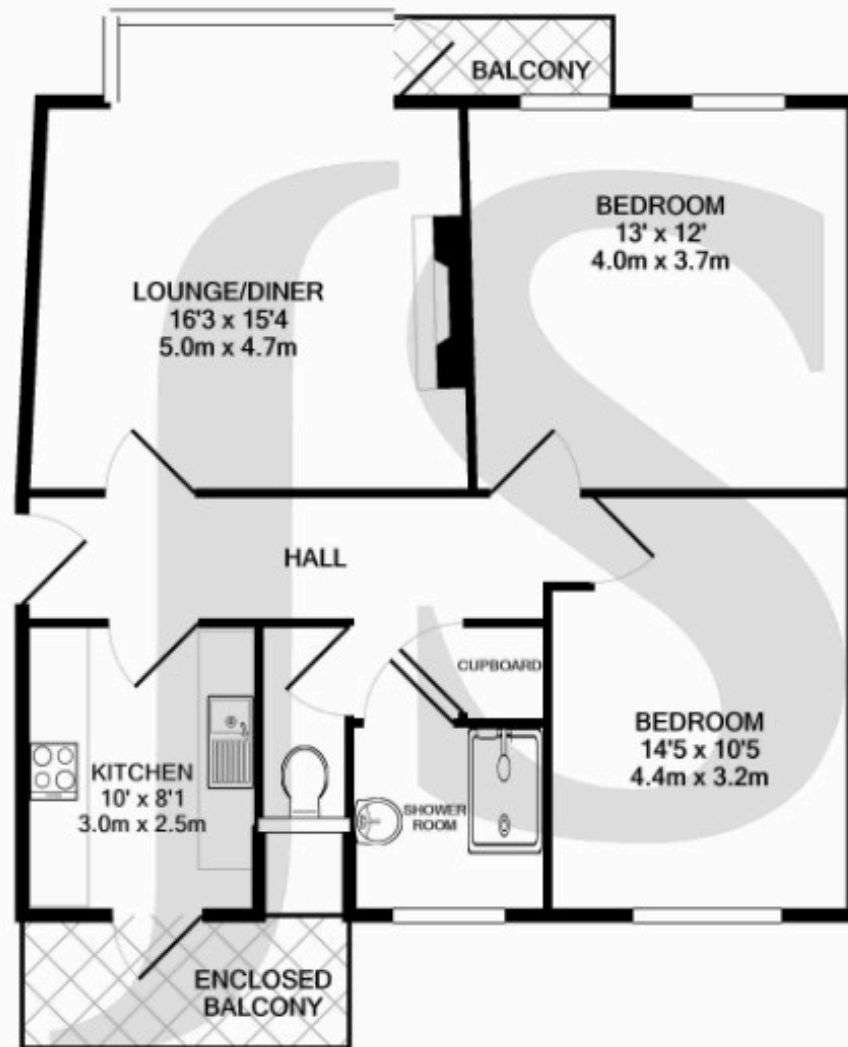
**KITCHEN** 10' x 8' (3.05m x 2.44m)

**ENCLOSED BALCONY**

**SHOWER ROOM**

**WC**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 77 sqm)

Tenure: Lease & Share Of Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.